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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: AMY TEMES, SENIOR PLANNER
(480) 503-6729, AMY.TEMES@GILBERTAZ.GOV

A handwritten signature in black ink, appearing to be "A. Temes", located to the right of the "FROM" line.

THROUGH: CATHERINE LORBEER AICP, PRINCIPAL PLANNER
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

A handwritten signature in blue ink, appearing to be "C. Lorbeer", located to the right of the "THROUGH" line.

MEETING DATE: SEPTEMBER 3, 2014

SUBJECT:

- A. GP14-09, WARNER POWER SENIOR LIVING: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROXIMATELY 19.7 ACRES OF REAL PROPERTY GENERALLY LOCATED WEST OF THE SOUTHWEST CORNER OF POWER AND WARNER ROADS FROM LIGHT INDUSTRIAL LAND USE CLASSIFICATION TO GENERAL OFFICE LAND USE CLASSIFICATION.**
- B. Z14-19, WARNER POWER SENIOR LIVING: REQUEST TO REZONE APPROXIMATELY 19.7 ACRES OF REAL PROPERTY GENERALLY LOCATED WEST OF THE SOUTHWEST CORNER OF POWER AND WARNER ROADS FROM APPROXIMATELY 19.7 ACRES OF LIGHT INDUSTRIAL (LI) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT OVERLAY TO APPROXIMATELY 19.7 ACRES OF GENERAL OFFICE (GO) ZONING DISTRICT.**
- C. UP14-10, WARNER AND POWER SENIOR LIVING: REQUEST TO APPROVE A CONDITIONAL USE PERMIT FOR APPROXIMATELY 19.7 ACRES OF REAL PROPERTY LOCATED WEST OF THE SOUTHWEST CORNER OF POWER AND WARNER ROADS TO ALLOW A CONGREGATE CARE FACILITY IN THE GENERAL OFFICE (GO) ZONING DISTRICT.**

STRATEGIC INITIATIVE:

Community Livability

RECOMMENDED MOTION**A. NO MOTION REQUESTED; AND****B. NO MOTION REQUESTED; AND****C. NO MOTION REQUESTED****APPLICANT/OWNER**

Company: Village Care Partners, LLC
Name: Carl Bommarito
Address: 1176 E. Warner Rd #106
Gilbert, AZ 85296
Phone: 602-818-2053
Email: carl@villagecarmgmt.com

Company: Phoenix Warner, LLC/ETAL
Name: Jerome Stenly
Address: 3602 Plumosa Dr.
San Diego, CA 92106
Phone: 706-638-3443
Email: stehlyent@aol.com

BACKGROUND/DISCUSSION**History**

<i>Date</i>	<i>Action</i>
September 26, 2006	Town Council annexed 20 acres at Warner Road and 181 st Street Alignment under Ordinance No. 1823.
December 5, 2006	Town Council adopted Ordinance No. 1874 rezoning 20 acres of property from Maricopa County Rural – 43 to Town of Gilbert Light Industrial with a Planned Area Development Overlay.

Overview

The project is located on the south side of Warner Road west of Power Road. The property is on the dividing line between Light Industrial zoning and residential zoning/uses. The owner believes that the General Office land use category is an ideal buffer between industrial uses and residential homes.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning
North	Light Industrial	Light Industrial PAD
South	Light Industrial	Light Industrial PAD
East	Light Industrial	Light Industrial
West	Residential >1-2 DU/Acres and Residential >5-8 DU/Acres	Single Family – 15, Maricopa County Rural - 43 and AD-3
Site	Light Industrial	Light Industrial PAD

General Plan/Rezoning/Use Permit

The applicant has requested a General Plan Amendment, Rezoning and Use Permit to allow for the development of a Congregate Care Facility. The proposed site plan meets Land Development Code (LDC) requirements and Town of Gilbert Standards. The applicant believes that a congregate care facility is an appropriate use between the light industrial to the east and the large lot residential homes and agriculture to the west. Congregate Care is a permitted use within General Office zoning with a Conditional Use Permit. The applicant is asking for conventional zoning and will be required meet all Town Code and Development standards. The project will dedicate and improve both the Warner Road and 181st Street rights-of-ways.

The proposed congregate care campus will offer senior living and elderly care options. Phase I consist of 36 memory care beds and 68 assisted living beds within one 3 story building; plus 84 independent living units within two 3½ story buildings; and 88 supportive care apartments within two 3½ story buildings. The half-story (½) element of the buildings is the partially underground parking structures. A 3,000 square foot fitness center/clubhouse with a pool facility and an 18-hole putting course shall also be constructed with Phase I.

Phase II of the project will consist of 42 independent living units within one 3½ story building; and 88 supportive senior apartment units within two 3½ story buildings. The facility is anticipated to create approximately 68 to 72 full-time or part-time jobs.

No modifications to the development standards are requested (Conventional zoning).

Development Standards	LI Existing	GO Proposed
Height	55' /3' story	55' /3' story
Step Back	Yes A building within 100' of residential needs a building step-back of 1' for every 1' of building height above 2 stories or 35' in height	Yes A building within 100' of residential needs a building step-back of 1' for every 1' of building height above 2 stories or 35' in height
Front Building Setback	30'	25'
Side Building Setback to Residential	75'	30'
Side Building Setback to Collector Street	20'	20'
Rear Building Setback to Non-Residential	0'	20'
Front Landscape Setback	25'	25'
Side Landscape Setback to Residential	25'	30'
Side Landscape Setback to Collector Street	20'	20'
Rear Landscape Setback to Non-Residential	5'	20'
Parking		.5 per bed or unit 147 required, 642 provided

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on June 3, 2014. Approximately 20 people attended. Many of the neighbors supported the proposed use. Some had the following concerns:

- Height of buildings at 3 story to 3½ stories adjacent to residential that is limited to 2 story. *(the concern was addressed by moving the buildings east, away from the west property line.)*
- Concern that the congregate care will devalue the adjacent industrial property by limiting the uses allowed due to residential proximity.
- Concern that the residents of the care facility will be impacted by the Light Industrial uses and potential noise.
- Concern that the congregate care will devalue the custom homes yet to be constructed to the west because it is a commercial use.
- Buffering between the care facility and the residences. *(An 8' wall is required by the LDC with a non-deciduous tree line.)*

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” Pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF REQUEST

Staff requests Planning Commission input.

Respectfully submitted,



Amy Temes
Senior Planner

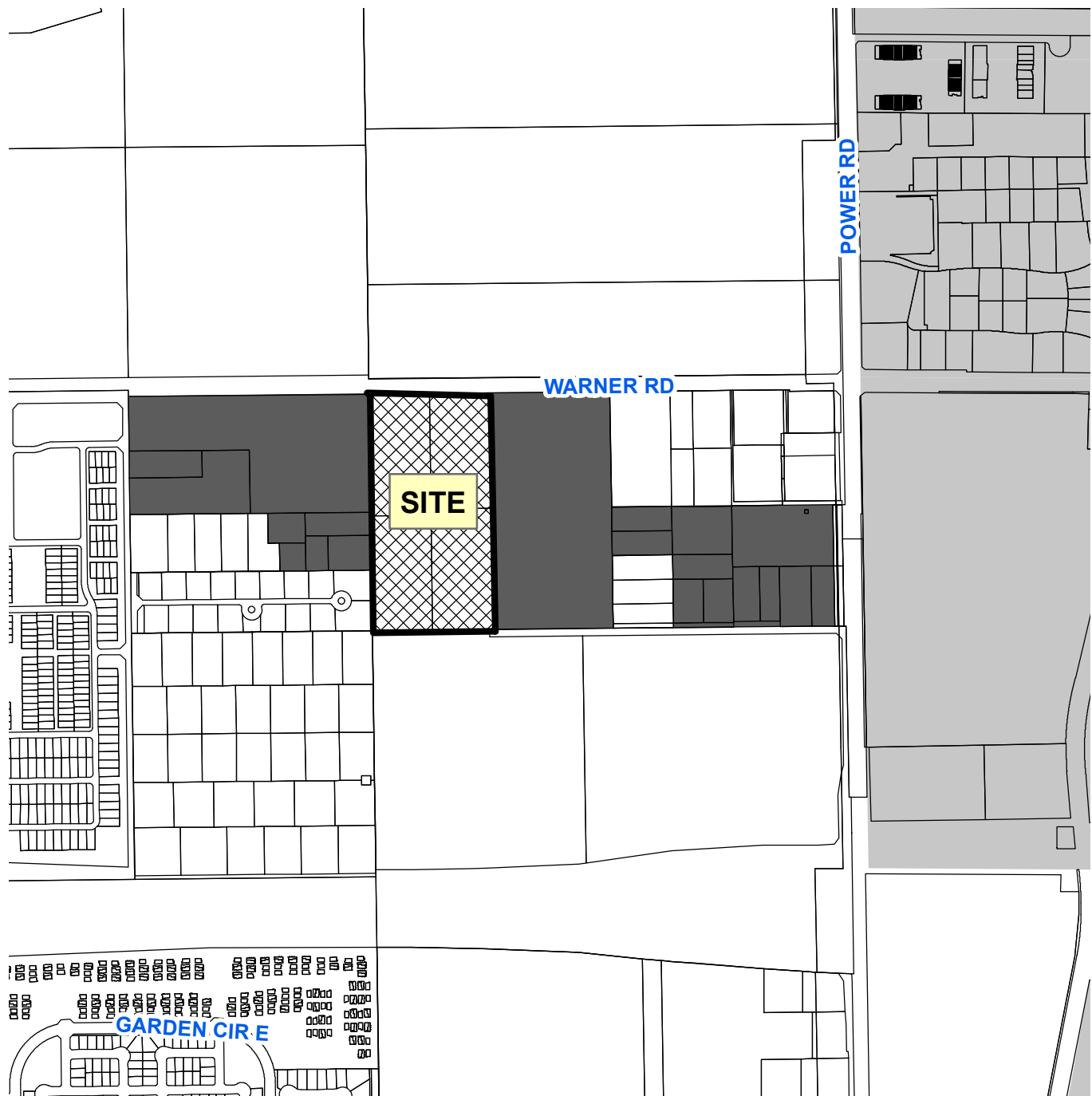
Attachments:

Attachment 1	Vicinity Map
Attachment 2	Aerial Photo
Attachment 3	General Plan Exhibit
Attachment 4	Zoning Exhibit
Attachment 5:	Site Plan
Attachment 6:	Phasing Plan

GP14-09, Z14-19, UP14-

Vicinity Map

SITE LOCATION:



- COUNTY ISLAND
- TOWN OF GILBERT
- MESA

0 310 620 1,240 Feet



**GP14-09, Z14-19 and UP14-10:
Warner and Power Senior Living
Attachment 2 - Aerial Photo**



MINOR GENERAL PLAN AMENDMENT WARNER-POWER SENIOR LIVING CAMPUS

GP14-09, Z14-19 and UP14-10:
Warner and Power Senior Living
Attachment 3 - General Plan Exhibit

LEGAL DESCRIPTIONS

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

EXCEPT THE NORTH 33 FEET THEREOF.

AREA COMPRISES 835,596.83 SF OR 19.1827 ACRES, MORE OR LESS.

DEVELOPER

VILLAGE CARE PARTNERS, LLC
40 W. BASELINE RD., STE 110
TEMPE, AZ 85283
CONTACT: CARL BOMMARITO
PHONE: (602) 818-2053
EMAIL: CARL@VILLAGECAREMGMT.COM

ENGINEER

R.B. WILLIAMS & ASSOCIATES, INC.
40 W. BASELINE RD., STE 110
TEMPE, AZ 85283
CONTACT: PHIL WILLIAMS, P.E., R.L.S.
PHONE: (480) 424-2352
FAX: (480) 424-2353
EMAIL: PHIL@RBWILLIAMS.COM

PROJECT LOCATION

4445 E. WARNER RD., GILBERT, AZ

VICINITY MAP

T 1S, R 6E, S 24
(N.T.S.)

LEGEND

- PROPOSED GENERAL PLAN DISTRICT BOUNDARY
- PROPERTY LINE
- EASEMENT LINE

HOLY LAND CORPORATION
APN: 304-29-008B
ZONE: SF-6
RES>0-7 DU/AC

PROPOSED ROADWAY CLASSIFICATIONS

WARNER RD. MAJOR ARTERIAL
NUNNELLEY RD. LOCAL STREET
180TH ST. NOT DEVELOPED

PROJECT DATA TABLE:

GROSS AREA:	857,109.32 SF
NET AREA (AFTER ROW DEDICATION)	19.6765 AC
EXISTING GENERAL PLAN:	LI
PROPOSED GENERAL PLAN:	GO
100% TO BE CLASSIFIED AS	GO

AMERICAN FURNITURE WAREHOUSE CO
APN: 304-39-956
ZONE: LI
USE: AGRICULTURAL

SECONDARY FIRE ACCESS
EXISTING SEWER MANHOLE

40' ROW
NUNNELLEY ROAD

SCALE: 1"=60'

CURRENT GENERAL PLAN: LI
PROPOSED GENERAL PLAN: GO

HOWARD BEVERLY A TR
APN: 304-29-013C
COUNTY ZONE: AD-3
USE: AGRICULTURAL

20' BSL & UTIL & LANDSCAPE EASEMENT

EXISTING CABLE TV MANHOLE

EXISTING 69KV ELEC

EXISTING 12" SEWER

EXISTING 16" WATER

EXISTING 14"

EXISTING 3.3'

EXISTING 33' ROW

EXISTING 70' PROPOSED ROW

EXISTING 16.6' EDGE OF PAVEMENT

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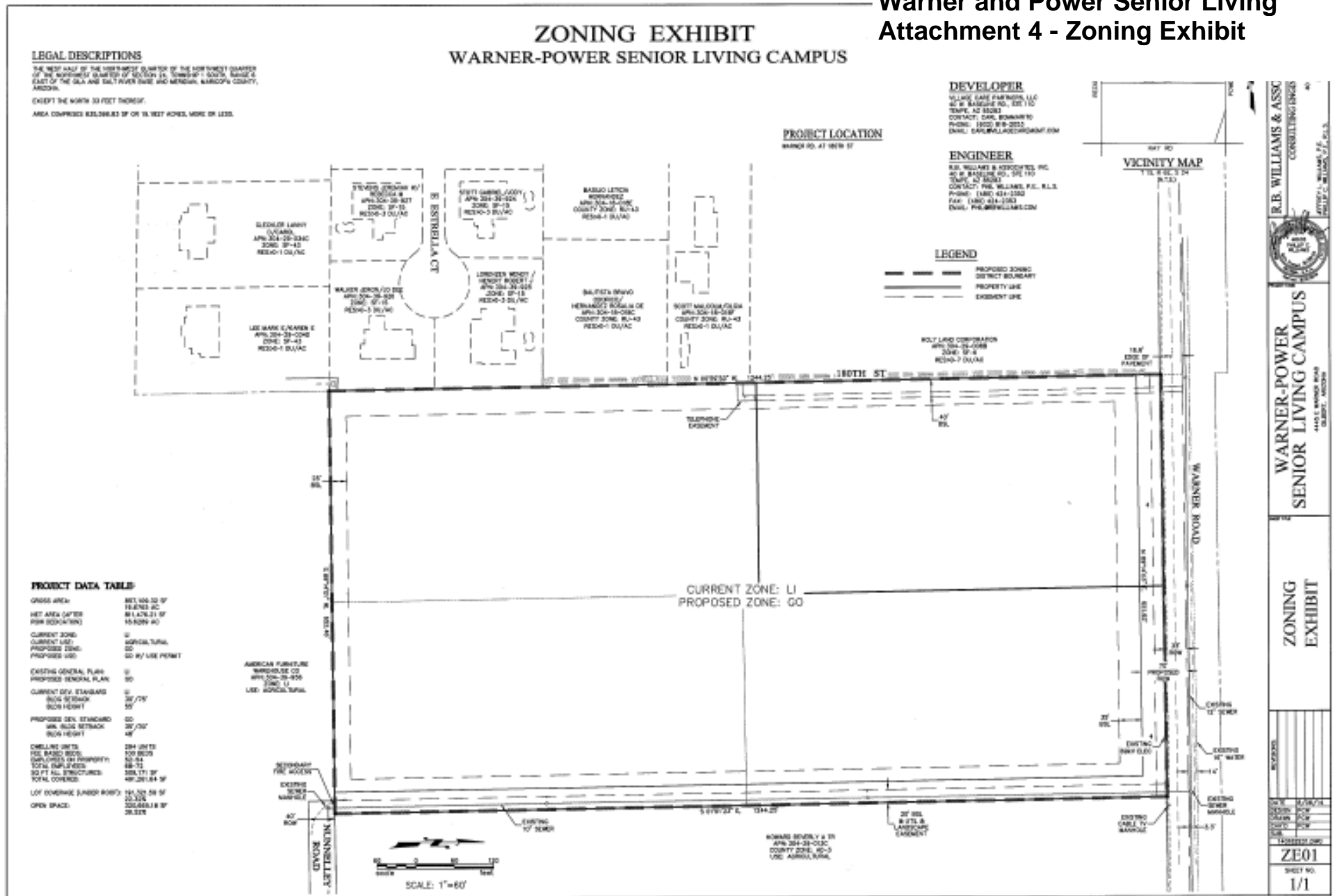
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**GP14-09, Z14-19 and UP14-10:
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Attachment 4 - Zoning Exhibit**



GP14-09, Z14-19 and UP14-10:
Warner and Power Senior Living
Attachment 6 - Phasing Plan

